

CENTRAL ROCKLIN

(MAP SHEET 7)

1. CIVIC CENTER

Applicant: City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677
Phone: (916) 632-5160

Consultant: Harland Bartholemew and Associates
2233 Watt Avenue, Suite 330
Sacramento, CA 95825
Phone: (916) 483-0481

Engineer Terrance Lowell and Associates
1528 Eureka Road, Suite 100
Roseville, CA 95661
Phone: (916) 786-0685

Location: West of South Grove Street, East of Ruhkala Road, north of Kannasto Street, and south of Rocklin Road.
APN Bk. 10 Pages 17, 23, 25, 26, 34

File #: EIR-92-04, GPA-95-03, PDG-95-03

Area: 107 acres

Proposal: A General Development Plan to adopt zoning, densities, and standards for development.

Status: The City Council approved the Civic Center entitlements on September 4, 1996.

2. VILLAGES

Owner: Rocklin Civic Center, LLC
Brian Vail, Managing Member
7700 College Town Drive, Ste. 109
Sacramento, CA 95826
Phone: (866) 379-0955

Applicant: Terrance E. Lowell & Associates
George Djan
1528 Eureka Road, Ste. 100
Roseville, CA 95661
Phone: (916) 786-0685

Zoning: PD-8

Location: Site is bounded by Evelyn Avenue to the south, Ruhkala Road to the west & Lost Avenue to the east.
APN(s): 010-191-029,032,048,049 & 050; 010-260-038 & 039

File #'s: PDG-2003-03, SD-2003-06, DR-2003-08 & TRE-2003-34

Area: 13 acres

Proposal: Request for Rezoning, General Development Plan Amendment, Tentative Subdivision Map and Tree Preservation Permit to allow development of 88-unit cluster residential development.

Status: The project is pending.

3. QUARRY OAKS: ROCKLIN V.O.A. ELDERLY HOUSING

Owner: Volunteers of America
3813 N. Causeway Boulevard
Metairie, LA 70002 Phone (504) 837-2652

Applicant: Terrance E. Lowell & Associates, Inc.
1528 Eureka Rd., Suite 100
Roseville, CA 95661 Phone: (916) 786-0685

Engineer: P.O. Box 117
Rocklin, CA 95677 Phone: (916) 624-0685

Zoning: PD-12

Location: South of Evelyn Avenue, between Lost Avenue and Woodside/Ruhkala Road.
3950 Evelyn Avenue.
APN 010-190-012

File #: AB-92-02, GPA-92-03, Z-92-02, PDG-92-03, SPU-92-10

Area: 3.82 acres

Proposal: A 42-unit senior housing complex

Status: Approved by City Council in February 1993. The project has been completed and is now occupied.

4. QUARRY LAKES APARTMENTS

Owner: Metropolitan Investment, Inc.
1224 41st Avenue
Sacramento, CA 95822 Phone: (916) 921-0517

Applicant: CBM Capitol Resources, Inc.
1010 Racquet Club Drive, Suite 102
Auburn, CA 95603 Phone: (916) 888-1991

Zoning: PD-15 (15 dwelling units per acre)

Location: South of Robinson Way, east of Rocklin School, and west of Granite Dr.
APN 045-101-066

File #: SPU-89-17

Area: 6.2 acres

Proposal: This project was approved as a 104-unit apartment complex in March of 1990.
That approval expired in 1992.

Status: The project has expired.

5. KIMBERLY MANOR

Owner: Peachwood Park Partnership
C/o Jess Allen
1510 11th Avenue
Sacramento, CA 95818
Phone: (916) 448-0611

Zoning: PD-6 (6 dwelling units per acre)

Location: East of Sierra Meadows Drive, north of Tamarack Drive.
APN 045-090-32

File #: SD-90-05, SPU-93-01

Area: 2.7 acres

Proposal: A 13 lot single-family subdivision

Status: The application was approved by City Council October 9, 1990, and recorded August 6, 1992. A Specific Plan Use Permit was approved March 2, 1993. A Design Review for the remaining units was approved April 6, 1995. The project is complete.

6. EMERSON SUBDIVISION

Owner: Judith & David Emerson, Kevin Connell
4957 King Road
Loomis, CA 95650

Location: East of Grove Street approximately 200 ft. north of the intersection of Grove Street and East Midas Ave.
APN's 045-090-048 thru -057

File #: SD-89-05

Area: 2 acres

Proposal: 10-lot subdivision

Status: The application for a Tentative Subdivision Map and Rezoning to a Planned Development was approved by the City Council on September 12, 1989. The Final Map recorded on September of 1991. The project is complete.

7. OAK COURT SUBDIVISION

Owner: RT Development, Inc.
C/o Harold Martin, President
P.O. Box 1686
Rocklin, CA 95677
Phone: (916) 624-3633

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-7.5

Location: Southeast corner of the intersection at Oak Street and Grove street.
APN 010-080-063

File #: Z-94-05, SD-94-05, SPU-94-17
Certificate of Compatibility 95-01.

Area: 1.8 acres

Proposal: 11 single family

Status: The item was approved by the City Council on May 23, 1995. The project is being built out by Mercy Housing Group.

8. SUNSET PLAZA

Owner: Tony Saca / Ahmad Rashid
3345 Arden Way
Sacramento, CA 95825

Developer: AMR Developers & Engineers
3345 Arden Way
Sacramento, CA 95825
Phone: (916) 489-7011

Architect: TDK Architects
1545 River Park Drive, Suite 205
Sacramento, CA 95815
Phone: (916) 922-7000

Zoning: C-2 (Retail Business)

Location: Southeast of the intersection of Sunset Blvd. and Pacific Ave.
APN Bk. 010 Pg. 26

File #: U-91-04

Area: 4 acres

Proposal: Renovating the existing 37,415 square feet of building space, and adding an additional 30,013 square feet of new building.

Status: Planning Commission, on June 4, 1991, approved this project. The building is now completed.

9. K MART / ALBERTSON'S SHOPPING CENTER

Owner: Kmart Corporation:
C/o V.E. Love
700 South Orange Avenue
West Covina, CA 91790
Phone: (818) 856-8311

Kmart Development
C/o James M. Pappas
3100 West Big Beaver Road
Troy, MI 48084
Phone: (313) 643-1136

Applicant: Albertsons, Inc.
C/o Michael Emmert & Timothy Sheil
4811 Chippendale Drive, Suite 802
Sacramento, CA 95841
Phone: (916) 349-3490

Commercial Management & Development
C/o John Austin
4811 Chippendale Drive, Suite 307
Sacramento, CA 95841
Phone: (916) 344-6400

Zoning: C-2 (Retail Business)

Location: East of Pacific St., south of Sunset Blvd.
APN 010-190-95

File #: U-90-07, U-94-01, TRE-94-05

Area: 21.2 acres; total property: 8.6 acres: Phase II

Proposal: Phase I: an 86,000 square-foot Kmart store with additional pad buildings. Phase II: a 50,321 square-foot Albertson's store; a 19,600 square-foot junior anchor, an 11,200 square-foot retail shop on 8.6 acres.

Status: The Use Permit and Tentative Parcel Map for the Kmart store was approved November 17, 1988, and the map recorded in 1993. The Kmart store is complete and open for business. A use permit to construct the second phase, adding a 50,321 square foot Albertson's Food Market, a 19,600 square-foot junior co-anchor, as well as an 11,200 square foot retail shop building was approved by the City Council on June 28, 1994. The Albertson's portion of Phase II is completed and Albertson's opened for business January 1996. Not all of the shop buildings have been constructed. The 11,200 square foot Kragen Building has been built.

10. PACIFIC STREET INDUSTRIAL PARK

Owner: Main Industrial Park
250 Harris Avenue, Suite 1
Sacramento, CA 95838 Phone: (916) 920-3666

Applicant: The Hofmann Co.
4219 South Market Court, Suite A
Sacramento, CA 95834 Phone: (916) 920-3666

Zoning: M-2 (Heavy Industrial)

Location: Anthony Court and Pacific Street.
APN's 045-010-059 thru -064

Area: 20 acres

File #: DL-84-04, U-93-03

Proposal: Construction of an Industrial Park, consisting of 6 lots.

Status: The project is currently built-out.

11. ST. AUGUSTINE OF CANTERBURY EPISCOPAL CHURCH EXPANSION

Owner: Main Industrial Park
C/o Hoffman Co.
4791 Pell Drive, Suite 1
Sacramento, CA 95838 Phone: (916) 920-3666

Applicant: Episcopal Diocese of Northern California
4320 Anthony Court
Rocklin, CA 95677 Phone: (916) 652-1616

Zoning: M-2 (Heavy Industrial)

Location: 4320 Anthony Court, APN 045-010-062

File #: U-98-02

Area: The proposed development is located within an existing 32,000 square foot building in the existing Anthony Court industrial complex.

Proposal: An application requesting approval of a Conditional Use Permit Modification to enlarge a church use within an industrial zone. Proposed enlargements include the addition of approximately 4,960 square feet of new leased space to include additional sanctuary, classrooms, library, sacristy and counseling area, and miscellaneous storage and restrooms. With the enlargement, total church use would total approximately 8,920 square feet. The application proposes 90 additional seats, added to the existing 96 seats, for a total sanctuary capacity of 186 seats.

Status: The Specific Plan Use Permit application was withdrawn.

12. FIRST CHOICE INN

Owner: First Choice Inn
C/o George Fuller
4420 Rocklin Road
Rocklin, CA 95677
Phone: (916) 624-4500

Developer: First Choice Inn
151 Ester Way
Seattle, WA 8104

Zoning: C-2 (Retail Business)

Location: 4420 Rocklin Road.
APN 045-110-38

File #: U-87-12, U-89-11, U-92-05

Area: 2.5 acres

Proposal: A 125-unit motel, 35 feet high.

Status: Planning Commission, on November 17, 1987 approved the project. The motel opened in the fall of 1988. An application to expand the motel to 125 units was received in June of 1989, and was then approved on July 18, 1989. An extension was granted to scheduled to expire in July of 1993. A modification of the expansion was approved November 10, 1992. Construction of the addition has been completed.

13. MICROTEL INN AND SUITES

Owner: Ray Boroski
8800 Heavens Gate Lane
Newcastle, CA
Phone: (916) 663-1708

Applicant: Land Development Services
4740 Rocklin Road, Suite 5
Rocklin, CA 95677 Phone: (916) 624-1629

Zoning: C-2 (Retail Business)

General Plan: RC (Retail Commercial)

Location: The project site is located near the southwest corner of Rocklin Road and immediately adjacent to Interstate 80, as well as, the existing First Choice Inn Motel.
APN 45-110-047

File #: U-98-01

Area: 3.32 acres

Proposal: An application to approve a major use permit for the construction of a 41,670 square foot, three-story motel, and an 8,320 square foot restaurant pad on a 3.32-acre site.

Status: The application was received on January 26, 1998, was recommended for approval by the Planning Commission on May 5, 1998, and was approved by the City Council on June 23, 1998. The project is complete.

14. ROCKLIN SELF STORAGE

Owner: Douglas Jackson
100 Chapelle Court
Roseville, CA 95661 Phone: (916) 773-8386

Applicant: Land Development Services, Inc.
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: C-2 (Retail Business)

Location: Approximately 150 feet north of Rocklin Road, south of Rocklin Elementary School, and approximately 185 feet east of Grove Street.
APN 045-101-065

File #: Z-97-03, PDG-97-05, SPU-97-22

Area: 2.65 acres

Proposal: An application to rezone the subject property to Planned Development Commercial (PD-C), a General Development Plan, and a Specific Plan Use Permit for the construction of a 48,041 square foot mini-storage with a 1,987 square-foot manager's unit

Status: An application was received on July 21, 1997. The Planning Commission recommended approval to the City Council on October 27, 1997. The City Council approved the project on November 12, 1997. The project has been completed.

15. ROCKLIN SQUARE SHOPPING CENTER

Developer: Sutter Hill, Ltd.
P. O. Box 11787
Palo Alto, CA 94036

Owner: Safeway, Inc.
47400 Kato Road
Fremont, CA 94538

Zoning: C-2 (Retail Business)

Location: Granite Drive, north of Rocklin Road.
APN Bk. 045 Pages 102-1 thru 20

File #: U-78-04, DR-88-04, DR-90-02

Area: 14.5 acres

Proposal: 145,000 square foot (floor space) shopping center

Status: A Design Review was approved for remodeling the Safeway Store. The project is completed.

16. HOLIDAY INN EXPRESS

Owner: Chao Wu / Solomon Tsai
1221 Chess Drive
Foster City, CA 94404
Phone: (415) 570-5700

Applicant: Jim Hansen, Hospitality Group Office
The Broadley Building
4088 Bridge Street, Suite 8
Fair Oaks, CA 95628
Phone: (916) 965-1690

Zoning: C-2 (Retail Business)

Location: West side of Granite Drive, approximately 400 feet north of the intersection of Granite Drive and Rocklin Road.
APN 045-101-059

File #: U-96-09

Area: 1.48 acres

Proposal	69 unit, two-story 28,384 square foot motel
Status:	An application was received August 8, 1996, and was approved by the Planning Commission on October 15, 1996. It expired on October 15, 1998.

17. HARLEY DAVIDSON

Owner: Raymond and Pat Heimbuch
7018 San Felipe Court
Citrus Heights, CA 93621

Applicant: Harley Davidson
C/o Vic Guidera & VCL Construction
1947 Camino Vida Roble, Suite 101
Carlsbad, CA 92008

Phone: 438-2888

Land Development Services
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Phone: (916) 624-1619

Zoning: PD-C (Commercial)

Location: East of Granite Drive, opposite Dominguez Road.
APN 045-020-053

File #: SPU-97-01

Area: 1.8 acres

Proposal: Construction of a 16,480 square-foot building to house a Harley Davidson dealership.

Status: An application was received January 1, 1997, and was later approved by the Planning Commission on March 4, 1997. The project is now complete and the building is occupied.

18. POTTERY WORLD

Owner: Jim Rodda
5800 Auburn Boulevard
Sacramento, CA

Phone: (916) 334-1680

Applicant: Angelito S. Tolentino
1512 Monarch Lane
Davis, CA 95616

Phone: (916) 756-1987

Zoning: PD-C (Commercial)

Location: The project site is located on Granite Drive, northeast of the Harley Davidson store.
APN 045-020-054

File #: SPU-98-01

Area: 3.3 acres

Proposal: An application to approve a Specific Plan Use Permit for the construction of a 31,912 square foot, two story retail pottery store.

Status: The application was submitted in January of 1998, and was approved by the Planning Commission on April 21, 1998. The project is built.

19. SIERRA MEADOWS PLAZA

Developer: Phoenix-Pacific
3463 Ramona Avenue, Suite 16
Sacramento, CA 95826
Phone: (916) 723-8800

Zoning: C-2 (Retail Business)

Location: West of the intersection at Granite Drive and Sierra Meadows Boulevard.
APN 045-101-61

File #: U-88-03, U-89-12, U-91-09, U-91-16

Area: 6.9 acres

Proposal: Commercial cluster consisting of 4 buildings with a total square footage of 33,880 sq. ft. and a height exceeding 30 ft on a 4.2 acre parcel and creating 2.12 and .6 acre parcels.

Status: The buildings are completed and leased. A special event use permit (U-92-03) was issued allowing Classic Car events Thursday evenings in the summer. A modification of the use permit allowing outdoor dining at the Hacienda Restaurant and the Ivory Coast Coffee House has been approved. A design review allowed the Hacienda outdoor dining area to be covered. A tentative parcel map was approved April of 1995, dividing the 2.1 acre parcel containing an 18,200 square-foot building into two parcels consisting of 75,000 square feet and 20,000 square feet respectively. The map has been recorded.

20. DAYS INN / ROCKLIN PLAZA

Owner: B. G. Amin
3748 Mt. Diablo Boulevard
Lafayette, CA 94549

CENTRAL ROCKLIN

Architect: Iyer & Associates
140 Geary Street, Suite 1004
San Francisco, CA 94108 Phone: (415) 362-9809

Zoning: PD-C (Commercial)

Location: West of Outrigger Restaurant, east of Granite Drive, and south of Showplace E.
APN 045-080-29

File #: SPU-90-23

Area: 2.39 acres

Proposal: A 28,765 square-foot complex, including a 20,000 square-foot, 65 room, two-story motel, and a 6,033 square-foot retail center.

Status: Planning Commission, on October 2, 1990, approved the application. Days Inn opened in January of 1992. Rocklin Plaza is completed and leasing spaces.

21. SHOWPLACE EAST (ROCKLIN MARKETPLACE)

Owner: Adele Barsotti, Cathleen Shera
725 Auburn Blvd.
Citrus Heights, CA 95610

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Suite 10
Rocklin, CA 95677 Phone: (916) 624-1619

Zoning: PD-C (Commercial)

Location: East of Granite Drive, approximately 234 feet north of the intersection at Manzanita Drive and Granite Drive; opposite St. Peter and Paul's Church.
APN's 045-080 -031, -032, -033

File #: SPU-88-13, DR-90-06

Area: 3 acres

Proposal: A Tentative Parcel Map to create 3 parcels and to develop a commercial cluster consisting of 41,000 square feet of building area.

Status: The Final Parcel Map has been recorded. The project is complete.

22. ROCKLIN COMMERCE CENTER

Owner: Kimmel Developers
1815 Stockton Boulevard
Sacramento, CA 95618 Phone: (916) 452-5000

Applicant: Burrell Engineering
6939 Sunrise Boulevard, Suite 121
Citrus Heights, CA 95610 Phone: (916) 969-1900

Zoning: PD-C (Commercial)

Location: Between Granite Drive and I-80, approximately 530 feet north of the intersection of Manzanita Drive and Granite Drive.
APN Bk. 45 Pages 080, 23, 24

File #: SPU-88-06, DR-89-03

Area: 3.5 acres

Proposal: Construction of four buildings, totaling 44,280 square feet

Status: The Planning Commission on July 5, 1988 approved this project. The buildings are completed and leased. An emergency veterinary clinic was approved April 3, 1993.

23. CAPITOL NURSERY

Owner: Capital Nursery Co.
4700 Freeport Boulevard
Sacramento, CA 95822

Engineer: Terrance Lowell & Associates
1528 Eureka Road, Suite 100
Roseville, CA 95661 Phone: (916) 786-0685

Zoning: PD-C (Commercial)

Location: Northwest side of Granite Drive, north of the St. Peter and Paul's Church.
APN 045-080-34

File #: SPU-91-12

Area: 4.8 acres

Proposal: Plant Nursery with an 8,623 square foot building and 90,000 square foot outdoor sales area.

Status: The project was approved February 4, 1992, and was extended to February 1998. This was the second extension. No further extensions have been granted.

24. DAN GAMEL – CAMP AMERICA

Owner: Dan Gamel Phone: (559) 221-6681
4774 North Blackstone
Fresno, CA 93726

Applicant: Borges Architectural Group, Inc. Phone: (916) 782-7200
Adam Lehner
1512 Eureka Road, #240
Roseville, CA 95661

Zoning: Planned Development-Light Industrial (PD-LI); Planned Development-Commercial (PD-C)

Location: Northwest corner of Granite Drive and Dominguez Road.
APN(s): 045-020-041, 048, 060

File#’s: DR-2003-06 & U-2003-06

Area: 17.08 \pm acres

Proposal: Request to convert an existing site for use as a display and sales for RV’s.

Status: The application was approved by the Planning Commission on August 19, 2003.

25. ROCKLIN FOREIGN AUTO

Owner: Albert J. Lares
10491 Little Hollow Lane
Grass Valley, CA 95949 Phone: (530) 272-7746

Developer: Rocklin Foreign Car
C/o Wayne Pocock
4400 Granite Drive
Rocklin, CA 95677 Phone: (916) 624-1841

Zoning: PD-C/LI (Commercial / Light Industrial)

Location: Granite Drive and Dominguez Road.
APN 045 020-063

File #: SPU-95-12

Area: 0.79 acres

Proposal: An application for a Specific Plan Use Permit to develop a 0.79 acre parcel with a 6,620 square foot building, for automotive repair and auto related retail sales.

Status: Planning Commission, on December 19, 1995, approved the application. A Certificate of Occupancy has been issued and the business is now operating.

26. VON HOUSEN MERCEDEZ BENZ SERVICE CENTER

Owner: Von Housen Motors
1810 Howe Avenue
Sacramento, CA 95825 Phone: (916) 924-8000

Applicant: JTS Engineering Consultants
C/o Javed T. Siddiqui
1808 J Street
Sacramento, CA 95814 Phone: (916) 441-6708

Location: Granite Drive, north of Blockbuster Video in the Rocklin Square Shopping Ctr.
APN's 045-102-018, -021, -022

File #: U-97-06

Zoning: C-2 (Retail Business)

Area: 4 acres

Proposal: An application to divide the 4 acre parcel into four 1-acre parcels, and to develop one of the proposed parcels as a 7,192 square foot automotive repair facility.

Status: The application was received June 10, 1997, and approved by the Planning Commission on August 5, 1997. The project has been constructed and is complete.

27. CAMPING WORLD

Owner: William & Theresa Geary
P. O. Box 429
Santa Rosa, CA 95402

Camping World, Inc.
P. O. Box 90018
Bowling Green, KY 42102

Zoning: PD-C (Commercial)

Location: East of Granite Drive, approximately 133 feet north of Saints Peter & Paul Church.
APN 450-080-20

File #: SPU-90-22

Area: 4.7 acres

Proposal: Development of a 30,000 square-foot retail facility specializing in camping supplies.

Status: The Planning Commission on September 4, 1990 approved this application for a Specific Plan Use Permit. The building is now completed and the business is in operation. A special event permit was obtained to allow periodic displays of recreational vehicles on an on-going basis three or four times a year.

28. ROCKLIN EMPORIUM

Owner: Jessie & Rose Karadsheh
1104 Sand Bar
Sacramento, CA

Zoning: PD-C (Commercial)

Location: East of Granite Drive, approximately 236 feet southwest of the intersection of Granite Drive and Dominguez Road.
APN 045-020-58

File #: SPU-90-18

Area: 2.57 acres

Proposal: A 29,000 square-foot shopping complex.

Status: The Specific Plan Use Permit was approved on July 17, 1990. An application for a modification was submitted on February 25, 1991, and was later approved on April 2, 1991. The building is now completed and leased.

29. ROCKLIN TOWN CENTER

Developer: Gateway Development
1851 Heritage Lane, Suite 138
Sacramento, CA 95815
Phone: (916) 925-3592

Zoning: PD-C (Commercial)

Location: West of Sierra College Boulevard, east of Granite Drive, west of the Sierra College/I-80 off-ramp.
APN's 045-041-010, -012

File #: SPU-89-05, TRE-93-04

Area: 27 acres

Proposal: Phase I: a 130,000 square-foot building on 12.4 acres.
Phase II: a 140,050 square-foot building on 14.5 acres.

Status: This item was originally approved by the City Council in August of 1989. The project was extended to October 15, 1995. The project has expired.

30. GRANITE SQUARE SHOPPING CENTER

Owner: Koufasimas & Koufasimis Properties
2277 Fair Oaks Boulevard
Sacramento, CA 95825

Engineer: Omni-Means, Ltd.
2240 Douglas Blvd.
Roseville, CA 95661
Phone: (916) 782-8600

Zoning: PD-C (Commercial)

Location: The northwest corner of the intersection at Granite Drive & Sierra College Blvd.
APN 045-041-017, -018, -019, -020

File #: U-89-05, DL-89-02

Area: 9.14 acres

Proposal: A shopping center containing approximately 102,300 square feet of building area.

Status: The project was recommended for approval by the Planning Commission May 2, 1989, and was later approved by the City Council on June 27, 1989. The project expired September 17, 1995.

31. UNOCAL 76 GASOLINE

Owner: Unocal Corporation

Applicant: Majors Engineering
2535 Capitol Oaks Drive, Suite 140
Sacramento, CA 95833
Phone: (916) 641-7570

Zoning: PD-C (Commercial)

Location: Southwest corner of Sierra College Boulevard and Granite Drive.
APN 045-041-017

File #: SPU-93-10, TRE-93-01

Area: 1.37 acres

Proposal: A 3,600 square foot Convenience Store, combined with a 736 square foot Car Wash.

Status: The application was withdrawn.

32. 7-ELEVEN

Owner: Larry G. Epperson Family Revocable Trust
6170 Wilhoff Lane
Granite Bay, CA 95746 Phone: (916) 791-1373

Applicant: Land Development Services, Inc.
4240 Rocklin Road, Suite 5
Rocklin, CA 95677 Phone: (916) 624-1629

Zoning: C-2 (Retail Business)

Location: The subject property is located at the southeasterly corner of the intersection of
Granite Drive and Sierra College Boulevard.
APN 045-042-031, -040, -044

File #: U-98-03

Area: 1.0 acre

Proposal: An application requesting approval of a Conditional Use Permit to allow
construction of a 2,940-square foot food store and 3,600-square foot fuel-
dispensing canopy. The construction will also include the installation of three
underground product storage tanks and an air/water facility. Other site
improvements include approximately 6,000 square feet of landscaping, 19
parking spaces, and related site improvements including curbs, gutters and
sidewalks as well as the widening of Sierra College Boulevard and Granite
Drive.

Status: The Planning Commission on May 19, 1998 approved the project. The project is
complete.

33. MCCHEVRON

Owner: The Upton Company
C/o Eric Upton
6728 Fair Oaks Boulevard, Suite 404
Carmichael, CA 95608

Applicant: McDonald's Corporation
C/o Mike Maynard
1750 Howe Avenue, Suite 550
Sacramento, CA 95825 Phone: (916) 649-9797

Ourada Land Surveying
C/o Steven R. Ourada
5805 Fleet Court
Rocklin, CA 95765 Phone: (916) 624-1221

Location: Northeast of the intersection at Sierra College Boulevard & Granite Drive.
APN 045-042-043

File #: U-96-02, U-96-03

Area: 1.58 acres

Proposal: A request for a Conditional Use Permit to construct a 5,359 square-foot building in which a combination gasoline station/convenience store and restaurant shall operate. A concurrent request to erect an 85 foot, 500 square foot sign on the property.

Status: Planning Commission, on May 21, 1996, approved a conditional use permit for a combination restaurant/convenience store & gasoline station. A concurrent application for an 85-foot tall, 500 square-foot sign was approved by City Council. Planning Commission, on October 1, 1996, approved a modification of the use permit for the McChevron facility. The businesses are now open and in full operation.

34. WOODSIDE DRIVE AND SUNSET BOULEVARD

Owner: Gerrard Rocklin Group, LLC
141 First St.
Los Altos, CA 94022
Phone: (650) 941-4141

Applicant: Duke Legget
141 First St.
Los Altos, CA 94022
Phone: (650) 941-4141

Engineer: Phillippi Engineering
425 Merchant Street
Vacaville, CA 95688
Phone: (707) 451-8556

Zoning: PD-BP (Business Professional)

Location: Northwest corner of Woodside Drive and Sunset Boulevard.
APN's 046-261-011, -012, -013, -014

File #: GPA-99-07, Z-99-04, SD-99-03, DR-2000-07

Area: 1.525 Acres

Proposal: Request for approval of a General Plan Amendment, Rezone, and Tentative Subdivision Map to allow the development of 9 single-family lots.

Status: Planning Commission met on June 19, 2001, where at which they recommended approval of the project with the amended conditions. A public hearing was held on August 14, 2001, where at which the City Council approved the application. The subdivision is under construction.

35. KILLINGSWORTH SUBDIVISION

Owner: Jan Killingsworth
4200 Rocklin Road, Suite 1
Rocklin, CA 95677 Phone: (916) 315-0962

Applicant: Spannagel & Associates, Inc.
C/o David Lawson
3845 Atherton Road, Suite 7
Rocklin, CA 95677 Phone: (916) 624-1618

Zoning: PD-4 (4 dwelling units per acre)

Location: The project is located approximately 400 feet north of the intersection of
Kannasto Court and South Grove Street.
APN 010-340-033

File #: SD-99-04, SPU-99-17

Area: 1.75 Acres

Proposal: Requesting approval of a Tentative Subdivision Map and Specific Plan Use
Permit to develop 9 single-family residential lots.

Status: The project was approved by the City Council on July 25, 2000. Building
Permits have been issued. Homes are currently being constructed.

36. ROCKLIN ANTIQUE PLAZA

Owner: Ik Soo Hwang
8365 Quail Oaks Drive
Granite Bay, CA 95746

Applicant: Steele Enterprises
2868 Prospect Park Drive, Suite 300
Rancho Cordova, CA 95670 Phone: (916) 635-0146

Architect: Comstock Johnson Architects, Inc.
10304 Placer Lane, Suite A
Sacramento, CA 95827 Phone: (916) 362-6303

Zoning: PD-C (Commercial)

Location: Near the intersection of Granite Drive and Dominguez Road.
APN 045-020-055

File #: SPU-98-21, DR-99-04

Area: 3.10 acres

Proposal: An application to approve a Specific Plan Use Permit to allow construction of a 39,220 square-foot, one story retail commercial building to house an antique mall and consignment furniture store.

Status: The Planning Commission on December 15, 1998 approved the project. The project has been completed.

37. COPE & MCPHETRES MARINE

Owner: Robert and Lisa Cope
2900 Mill Street
Reno, NV 89502
Phone: (775) 785-2050

Applicant: Land Development Services, Inc.
4240 Rocklin Road, Suite 5
Rocklin, CA 95677
Phone: (916) 624-1629

Engineer: Buehler & Buehler Associates
7300 Folsom Boulevard, Suite 103
Sacramento, CA 95826
Phone: (916) 381-8181

Zoning: PD-C (Commercial)

Location: Near the intersection of Granite Drive and Dominguez Road.
APN 045-020-059

File #: SPU-98-23

Area: 2.7 acres

Proposal: An application to approve a specific plan use permit to allow construction of a 17,000 square foot, one story retail commercial building and outdoor storage and display area to accommodate Cope & McPhetres Marine (a retailer of boats and related items). The proposed boat sales operation would consist of sales of boats and related marine items, including boat accessories and equipment such as anchors and engine parts, and sales of other marine-related items such as water skis and clothing. The building would contain an indoor showroom, offices, a parts area, and a rigging area in which newly purchased boats would be inspected, cleaned, and detailed prior to delivery. No repairing of boats is proposed on the project site.

Status: Planning Commission, on December 15, 1998, approved the project. The project has been constructed and the business is now operating.

38. DAN GAMEL RV CENTER

Owner: Dan Gamel
4774 North Blackstone
Fresno, CA 93726
Phone: (559) 221-6681

Applicant: Irv Miyamoto, Architect
336 West Bedford, Suite 103
Fresno, CA 93711 Phone: (559) 431-5737

Engineer: Krazan & Associates, Inc.
123 Commerce Circle
Sacramento, CA 95815 Phone: (916) 564-2200

Zoning: PD-C (Commercial)

Location: 4429 Granite Drive.
APN 045-020-050

File #: SPU-99-13

Area: 2.03 acres

Proposal: Construction of a RV sales showroom (approx. 7,500 square feet) with customer entry area and second-story mezzanine administrative offices. The project will include outdoor-sales display areas as well.

Status: The Specific Plan Use Permit was approved by the Planning Commission at the July 6, 1999 Public Hearing. Building Permits for construction were issued on April 27, 2000. The building is now complete, and the business is currently operating.

39. 7-ELEVEN FREEWAY SIGN

Owner: Larry G. Epperson
Family Revocable 1976 Trust
6170 Wilhoff Lane
Granite Bay, CA 95746 Phone: (916) 791-1303

Applicant: Ellis & Ellis Signs & Displays
1111 Joellis Way
Sacramento, CA 95815 Phone: (916) 924-1936

Zoning: C-2 (Retail Business)

Location: The subject property is generally located adjacent to the westbound Sierra College Boulevard off ramp of Interstate 80 at the easterly terminus of Granite Drive.
APN 045-042-031

File #: DR-99-01

Area: N/A

Proposal: An application to approve a design review for a proposed freestanding freeway sign. As proposed, the sign would be a maximum of 60 feet in height and have a sign face of approximately 289 square feet.

Status: The sign was not approved.

40. SIERRA PINE MDF EXPANSION

Owner: Sierra Pine
4300 Dominguez Road
Rocklin, CA 95677
Phone: (916) 624-2473

Applicant: Sierra Pine
4300 Dominguez Road
Rocklin, CA 95677
Phone: (916) 624-2473

Engineer: Spannagel & Associates, Inc.
3845 Atherton Road, Suite 7
Rocklin, CA 95765
Phone: (916) 624-1618

Zoning: M-2 (Heavy Industrial)

Location: 4300 Dominguez Road.
APN 045-020-072

File #: U-99-01

Area: 32.5 acres

Proposal: An application to approve a conditional use permit to allow the construction of a 50-foot high, 54,600 square foot building to house an expanded MDF operation, and a variance to allow the 90-foot tall cyclone structure (required for air pollution control) to exceed the height limit. Included in the project is associated parking and landscaping.

Status: The project was approved by the City Council on March 2, 1999. The project is complete.

41. GRANITE DRIVE TECHNICAL CENTER

Owner: Nylen Homes, Inc.
P. O. Box 7898
Stockton, CA 95267
Phone: (209) 951-5787

Applicant: Land Development Services, Inc.
4240 Rocklin Road, Suite 5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-C (Commercial)
PD-LI (Light Industrial)

Location: Warren Street off Granite Drive.
APN's 045-020-070, 045-020-019, 045-020-061

File #: DL-99-09, SPU-99-29, Z-99-08, PDG-99-06, DR-99-07, DR-2003-01

Area: ±30 acres

Proposal: An application to: 1) Change the Light Industrial (M-1) zoning on a portion of the project site to Planned Development – Light Industrial (PD-LI) and amend the boundaries of the project site's commercial, industrial, and open space zoning to better reflect topography and physical orientation. 2) Establish a General Development Plan for the site that will allow staff review and approval of future buildings in the center. 3) Approve a Tentative Parcel Map to allow subdivision of the site into building sites and common area parcels. 4) Approve a Design Review to establish design review standards for development of the building sites. 5) Approve a Specific Plan Use Permit to allow construction of two retail commercial buildings.

Status: The proposal was approved by the Planning Commission on December 18, 1999 and by the City Council on January 11, 2000. Building Permits were issued on April 23, 2001 for the construction of Buildings C, D, & E. Construction is complete and the buildings are currently available for lease. On February 7, 2002 Building Permits were issued for the construction of Buildings F & G. Both buildings are constructed. DL-2003-01 was approved by the Planning Commission on July 15, 2003.

42. FLYERS EXXON

Owner: Nella Oil Company
2349 Rickenbacker Way
Auburn, CA 95603
Phone: (530) 885-0401

Applicant: NTD Architects
13620 Lincoln Way, Suite 100
Auburn, CA 95630

Zoning: C-2 (Retail Business)

Location 4450 Rocklin Road.
APN 045-110-015

File #: U-99-11

Area: The project site is 48,130 square feet.

Proposal: An application to approve a Conditional Use Permit to allow the demolition of the existing Exxon station facilities on the 48,130 square foot site, and the construction of new facilities, including an approximately 2,700 square-foot convenience store, six gasoline pumps and canopy, two diesel pumps, and related parking and paving for a service station.

Status: The project is pending.

43. IN THE NET

Owner: James P. Nylén
85 West March Lane, Suite 6
Stockton, CA Phone: (209) 951-5889

Applicant: Land Development Services, Inc.
C/o Bill Mitchell
4240 Rocklin Road, Suite 5
Rocklin, CA 95677 Phone: (916) 624-7962

Zoning: PD-C (Commercial)

Location: Granite Drive to Warren Lane.
APN 045-020-070

File #: U-2000-04, U-2000-04A

Proposal: Use Permit for a 62,735 square-foot indoor sports facility (including the building structure, size, color and design, the site plan, grading, and landscaping).

Status: The project was approved on June 6, 2000. Building Permits were issued for construction on November 13, 2000. The building is now complete and the facility is currently operating.

44. ST. PETER & PAUL CATHOLIC CHURCH - MODIFICATION

Owner: The Roman Catholic Bishop of Sacramento
C/o St. Peter & Paul Catholic Church
4450 Granite Drive.
Rocklin, CA 95677 Phone: (916) 624-5827

Applicant: Area West Engineers, Inc.
7478 Sandalwood Drive
Citrus Heights, CA 95621 Phone: (916) 725-5603

Zoning: PD-R (Planned Development-Residential)

Location: 4450 Granite Drive.
APN 045-080-041

File #: SPU-82-09A

Area: 9.51 acres

Proposal: Specific Plan Use Permit modification of existing SPU-82-09 and expansion of existing church facility to permit a 3,246 square-foot office building, a 1,500 square-foot storage building, and a 4,800 square-foot religious education room.

Status: The project was approved by the Planning Commission at the August 15, 2000 Public Hearing. The project is now complete.

45. CARL'S JR

Owner: Chamisal Investments, Inc.
51 Katherine Avenue
Salinas, CA 93901
Phone: (831) 758-9361

Applicant: Terrance E. Lowell & Associates, Inc.
C/o Steve Spain
1528 Eureka Road, Suite 100
Roseville, CA 95661
Phone: (916) 786-0685

Zoning: C-2 (Retail Business)

Location: 4315 Sierra College Boulevard.
APN 045-042-048

File #: DR-2000-02

Area: 0.73 acres

Proposal: An application for Design Review to construct a 3,120 square-foot Carl's Jr. restaurant with drive-thru.

Status: The Planning Commission approved the Design Review at the July 5, 2000 Public Hearing. Building permits were issued on June 13, 2001. The restaurant is built and is currently operating.

46. ANIMAL EYE CLINIC

Applicant: Lana Linton, DVM
4441 Granite Drive, Suite 101
Rocklin, CA 95677

Zoning: C-4 (General Retail Service Commercial)

Location: 5175 Pacific Street
APN 010-132-019

Area: Existing Structure (1,208 square-foot)

File #: U-2000-05

Proposal: Conditional Use Permit for a Veterinary Clinic

Status: The Planning Commission approved the application on September 5, 2000. The project is complete.

47. FOOTHILL AUTO CENTER

Owner: Dunn-Edwards Company
C/o D. Kromer, Vice President & CFO
885 E. 52nd Place
Los Angeles, CA 90048 Phone: (323) 771-3300

Delta Restaurant Co.
840 Jefferson Boulevard
West Sacramento, CA 95691 Phone: (916) 375-1300

George & Denise Ann Grinzewitsch
1810 Howe Avenue
Sacramento, CA 95825

Applicant: Land Development Services, Inc.
C/o Bill Mitchell
4240 Rocklin Road, Suite 5
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: 4545 Granite Drive.
APN 045-080-038

File #: PDG-2000-03, U-2000-08, Z-2000-09, LLA-2000-023, DR-2000-13

Area: 9.0 acres

Proposal: An application to rezone the project site from Retail Business Commercial (C-2) to Planned Development Commercial (PD-C); approve a General Development Plan to establish land use and development criteria; and approve a Conditional Use Permit to allow a portion of the project site to be developed as an automotive sales and service dealership. Said dealership to include an 11,096 square-foot building and 124 parking spaces.

Status: Planning Commission on January 23, 2001 approved the application for a Conditional Use Permit. A Lawsuit was later filed challenging the environmental. A Building Permit was issued on July 30, 2001 for construction of the auto dealership. The building is now completed and the business is currently operating.

48. SHERWIN-WILLIAMS

Owner: Kmart Corporation
3100 W. Big Beaver Road
Troy, MI 48084 Phone: (626) 856-8334

Applicant: Hughtleigh Development, Inc.
C/o Michael Adams
550 Blair Avenue
Piedmont, CA 94811

Engineer: Wallace-Kuhl & Associates, Inc.
3050 Industrial Boulevard
West Sacramento, CA 95691 Phone: (916) 372-1434

Zoning: C-2 (Retail Business)

Location: Kmart Center located at Sunset Boulevard & Pacific Street.

File #: DR-2001-01

Area: 0.763 acres

Proposal: The applicant is requesting approval of a Design Review application to allow for the construction of a 4,500 sq. ft. building for retail paint sales.

Status: The application was received on January 26, 2001. The Design Review was approved by the Planning Commission at the June 5, 2001 Public Hearing. Building permits were issued on February 14, 2002. The building is complete.

49. PACIFIC MDF EXPANSION

Owner: Douglas and Sharon Hanzlick
4315 Dominguez Road
Rocklin, CA 95677 Phone: (916) 624-2068

Zoning: M-2 (Heavy Industrial)

Location: 4310 Anthony Court.
APN 045-010-081

File #: DR-2000-06, DR-2000-06A, DR-2002-03, DR-2003-03

Area: 2.1 acres

Proposal: In DR-2000-06, the applicant is requesting design review approval to construct a 40,600 square foot shipping warehouse and office building at Pacific MDF. In DR-2000-06A, the applicant is requesting design review approval to modify the approved trim paint plan. In DR-2002-03, the applicant is requesting approval of

a Design Review application to construct an electric generating system that will convert sawdust to electricity. DR-2003-03 proposes a sign.

Status: The Planning Commission approved DR-2000-06 at the October 17, 2000 Public Hearing meeting. DR-2000-06A was approved by the Planning Commission at the April 2, 2002 Public Hearing. DR-2002-03 was received on February 20, 2002 and was approved by the Planning Commission on April 2, 2002. DR-2003-03 was approved by the Planning Commission on April 1, 2003.

50. ROCKLIN UNIFIED SCHOOL DISTRICT OFFICE

Owner: Rocklin Unified School District
C/o Larry Stark
5035 Meyers Street
Rocklin, CA 95677
Phone: (916) 624-2428

Applicant: HMC Group
C/o Dennis L. Dunston
5 Parkcenter Drive
Sacramento, CA 95825
Phone: (916) 649-3201

Zoning: C-2 (Retail Business)

Location: 2615 Sierra Meadows Drive.
APN 045-101-071

File #: DR-2000-14, DL-2001-03

Area: 2.48 acres

Proposal: Construct a new District Office of 18,200 sq. ft. The project will include office and work space for District staff and a boardroom for public school board meetings and staff development. In addition, approval of a tentative parcel map is being requested to allow a 3.67-acre parcel to be divided into two lots.

Status: The Design Review was approved by the Planning Commission at the January 16, 2001 Public Hearing. The Tentative Parcel Map was approved by the Planning Commission at the August 21, 2001 Public Hearing. Construction is now complete.

51. ENTERPRISE RENT-A-CAR

Owner: Anton J. & Ilham Saca Revocable Trust
C/o Saca Commercial
77 Cadillac Drive, Suite 210
Sacramento, CA 95825
Phone: (916) 641-0400

Applicant: Enterprise Rent-a-Car
C/o Jaci Lenzmeir
4515 Auburn Boulevard
Sacramento, CA 95841
Phone: (916) 487-3100

Zoning: C-2 (Retail Business)

Location: 6015 Pacific Street.
APN 046-010-026

File #: U-2000-13

Area: 6.45 acres

Proposal: Proposing an auto rental related use with the C-2 zone. A satellite office where cars are transferred upon need from the Roseville office. This area has existing gates for security.

Status: The application was officially withdrawn November 28, 2001.

52. H&R BLOCK (ADDITION & REMODEL)

Owner: George R. Jr. / Jean Marie Bills
4870 Granite Drive
Rocklin, CA 95677
Phone: (916) 624-7494

Applicant: Gerald A. Beck
12105 Dry Creek
Auburn, CA 95602
Phone: (530) 823-8384

Zoning: C-2 (Retail Business)

Location: 4870 Granite Drive.
APN 045-101-058

File #: DR-2001-11, TRE-2001-22

Area: 0.67 acres

Proposal: The applicant is requesting to add 2044 square feet to the existing 2553 square-foot H&R Block building. They will be adding a new parking area, which will bring their total parking spaces to 23. The new addition will create a fourth tenant space.

Status: The application was received on June 22, 2001. The project was approved by the Planning Commission on August 20, 2002. The project is now under construction.

53. METRO PCS

Owner: Pacific Gas & Electric
C/o Betsy Smith
77 Beak Street, Room 1302
San Francisco, CA 94177 Phone: (916) 213-9352

Applicant: SiteCom, Inc.
C/o Lisa Burke
725 30th Street, Suite 203
Sacramento, CA 95816 Phone: (916) 212-9313

Zoning: M-2 (Heavy Industrial)

Location: 2265 Sierra Meadows Drive, in the PG&E substation behind the UPS building.
APN 045-020-025

File #: U-2001-07

Area: 3.8 acres

Proposal: An application to approve a conditional use permit to allow the placement of 3 panel antennas on an existing 80 foot tall PG&E wooden pole. The pole will be reduced to 50 feet in height and a concrete pad, 12'x 12' in area, will be built at its base to house seven equipment cabinets.

Status: The Use Permit was approved by the Planning Commission at the December 4, 2001 Public Hearing. The project is built.

53. GENE MCCAFFERTY'S BRITISH SPORTS CARS: MONUMENT SIGN

Owner: Paul & Vicki Bianchi / Bianchi Family Trust
P.O. Box 1198
Rocklin, CA 95677 Phone: (916) 625-0132

Applicant: Eugene McCafferty
4335-B Pacific Street
Rocklin, CA 95677 Phone: (916) 624-8237

Zoning: M-2 (Heavy Industrial)

Location: 4335 Pacific Street, just south of the intersection of Delmar Avenue & Pacific St.
APN 045-020-039

File #: DR-2001-16

Proposal: Design review approval to construct a 6-foot tall, one tenant, monument sign.

Status: The Planning Commission approved the sign at the January 8, 2002 Public Hearing.

55. ROCKLIN TESORO GAS STATION

Owner: Balwant & Bayinder Dhaliwal
3800 Rocklin Road
Rocklin, CA 95677
Phone: (916) 632-7381

Applicant: McHale Sign Company, Inc.
C/o Kevin Payne
108 Main Street
Roseville, CA 95678
Phone: (916) 788-7446

Zoning: C-4 (General Retail Service Commercial)

Location: The subject property is located on the southeast corner at the intersection of Rocklin Road and Pacific Street.
APN 010-170-021

File #: DR-2001-21

Proposal: The applicant is requesting approval of a design review application to allow: 1) a new double-faced, internally illuminated, Monument sign; 2) a new blue canopy fascia with an illuminated gold light band; 3) a set of internally illuminated logo and channel letters reading "Tesoro."

Status: The application was received November 11, 2001. The Design Review was approved by the Planning Commission at the February 19, 2002 Public Hearing. The project is complete.

56. GRANITE BUSINESS CENTER

Owner: ARC Properties
P.O. Box 15060
Richmond, VA 93227
Phone: (804) 730-4493

Applicant: BC2E, LLC
C/o Chris Eatough
1358 Blue Oaks Boulevard, Suite 100
Roseville, CA 95678
Phone: (916) 784-8400

Zoning: C-2 (Retail Business)

Location: The project site is located on the northwest corner of the intersection at Granite Drive and Rocklin Road.
APN 045-101-060

File #: DR-2001-18

Area: 2.3 acres

Proposal: The applicant is requesting design review approval to construct a 16,600 square-foot office building.

Status: The project application was received on October 31, 2001. The Design Review was approved by the Planning Commission at the June 11, 2002 Public Hearing.

57. BAST DUPLEX

Owner: Mary Bast
P.O. Box 4570
Auburn, CA 95604

Phone: (916) 652-3118

Applicant: Steven Bast
P.O. Box 7502
Auburn, CA 95604

Phone: (916) 802-0072

Zoning: R-3 (multi-family)

Location: 6131 Merrywood Drive.
APN 046-202-004

File #: U-2001-04, DR-2001-10

Proposal: Applicant is requesting approval of a conditional use permit and design review application to allow construction of a duplex.

Status: The Planning Commission approved this application on July 17, 2001. The project is complete.

58. T3 SCANTECH, LLC

Owner: Thomas & Lonnelle Turner, Trustees
13415 Lime Kiln Road
Grass Valley, CA 95949

Phone: (530) 268-0961

Applicant: Same as above

Zoning: C-2 (Retail Business)

Location: 4477 Pacific Street.
APN 045-031-009

File #: DR-2002-10

Area: 1.0 acres

Proposal: Design Review to construct tenant improvements on an existing 990 square-foot residential structure being converted to a commercial use.

Status: The application was received on April 19, 2002 and was approved by the Planning Commission on August 6, 2002. The project is complete.

59. ROCKLIN MOBILE HOME PARK ADDITION

Owner: Frank Sigrist
P.O. Box 597
Rocklin, CA 95677 Phone: (916) 213-6673

Applicant: Michael Antuzzi
173 College Way
Auburn, CA 95603 Phone: (530) 210-5047

Zoning: R1-6 (Residential Single-family 6,000 square-feet minimum lots)

Location: 5515, 5595 South Grove Street.
APN's 010-270-001, 002

File #: DR-2002-08, U-2002-02

Area: 2.4 acres

Proposal: Applicant is requesting design review approval to add 19 additional mobile home spaces to the existing Rocklin Mobile Home Park located off South Grove Street.

Status: The application was received on April 15, 2002. Planning Staff is currently reviewing it. Approval of the application is pending.

60. HOLY CROSS LUTHERAN CHURCH

Owner: Holy Cross Lutheran Church
4701 Grove Street
Rocklin, CA 95677 Phone: (916) 484-6811

Applicant: Image Works Architecture, Inc.
Attn: Erik Zavas
2335 American River Drive, Suite 303
Sacramento, CA 95825 Phone: (916) 648-9800

Engineer: kdAnderson Transportation Engineers
417 Oak Street
Roseville, CA 95678 Phone: (916) 786-5529

Zoning: R1-6 (Residential Single-family 6,000 square feet minimum lots)

Location: APN 045-090-058, 059

File #: DR-2002-04, U-2002-01

Area: 4.0 acres

Proposal: An application to approve a Conditional Use Permit and Design Review for the expansion of a church site. Currently, there is a fellowship hall (6,872 square feet) with associated parking and landscaping. The proposal would add a new sanctuary building, multi-purpose room building, preschool/administration building, a kindergarten building, two classroom buildings for 1st to 6th grade students, and maintenance/storage and restroom buildings. The total building area would comprise of approximately 47,500 square feet. Outdoor play areas are proposed, as well as 108 parking spaces and additional landscaping.

Status: The application was received on March 6, 2002. The application is pending.

61. GRANITE MARKETPLACE

Owner: Frank Snopko
4600 Snider Avenue
Carson City, NV 89701
Phone: (775) 883-2606

Applicant: Petrovich Development Company
Milo Terzich
5046 Sunrise Blvd., Suite 1
Fair Oaks, CA 95628-4945
Phone: (916) 966-4600

Zoning: C-2

Location: I-80 & Sierra College Blvd.
APN's 045-042-045 & 045-042-050

File#: DR-2002-25, DL-2002-05, U-2002-07

Area: 12.55 acres

Proposal: A 122,933 square foot shopping center.

Status: The application is pending.

62. LASHER KIA

Owner: Harrosen Family Trust
P.O. Box 939
Charnelian Bay, CA 96140
Phone: (916) 546-8793

Applicant: Panattoni Construction, Inc.
Patrick Hastie
8745 Folsom Blvd.
Sacramento, CA 95826
Phone: (916) 340-2400

Zoning: PD-C (Planned Development – Commercial)

Location: Granite Drive, Rocklin CA.
APN 045-020-043

File#: DR-2002-26, DL-2002-06, U-2002-09

Area: 10.14 acres

Proposal: Construction of a 18,050 square foot auto dealership on one parcel totaling 3.4 acres, and a 18,000± square foot auto dealership on one parcel totaling 3± acres.

Status: The project was approved by the Planning Commission on June 3, 2003.

62. ROCKLIN POINTE

Owner: Ronald S. Caceres
C/O Land Development Services

Applicant: Land Development Services
W.E. Mitchell
4240 Rocklin Road, #5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD COM

Location: Granite Drive and Sierra Meadows.
APN 045-101-072

File#: DR-2002-27

Area: 1.17 acres

Proposal: Construction of a 11,132 square foot retail building.

Status: The project was approved by the Planning Commission on July 15, 2003.

64. BEAM PROPERTY/MEYERS STREET

Owner: Rick Beam/JSB for JKL
5105 Meyers Street
Rocklin, CA 95677
Phone: (916) 530-268-6200

Applicant: Initial Point, Inc.
Tim Schad, L.S.
10062 Joerschke Drive
Grass Valley, CA 95945
Phone: (530) 477-7177

Zoning: R-1-6

Location: 5105 Meyers Street.
APN 045-101-022

File#: DL-2002-08

Area: 0.68 acres

Proposal: Subdivide to 3 lots.

Status: The project was approved by the Planning Commission on February 18, 2003.

65. WINDING LANE ESTATES

Owner: Bob & John Edmondson
Susan Nausler
6718 Shalimar Way
Citrus Heights, CA 95621
Phone: (916) 435-4849

Applicant: Bob Edmondson
4071 Clubview Ct.
Rocklin, CA 95677
Phone: (916) 435-4849

Engineer: Land Development Services

Zoning: 4.0 du/ac

Location: East side of Winding Lane just north of Lost Avenue.
APN 010-250-020

File#: SD-2003-01, TRE-2003-01

Area: 7.27 acres

Proposal: Approval of 27 residential lots on 7.27 acres.

Status: The project is pending.

66. KFC/A&W

Owner: Harman Management Corp.
Larry Nelson
P.O. Box 572530
Salt Lake City, UT 84157
Phone: (916) 689-2190

Applicant: ATI Architects & Engineers
Scott Giles or Kelly Marino
2510 Douglas Blvd.
Roseville, CA 95661
Phone: (916) 772-1800

Zoning: C-2

Location: 4855 Granite Drive, Rocklin, CA.
APN 045-102-013

File# DR-2003-14

Area: 0.37 acres

Proposal: Approval of a design review to convert the exterior of the existing KFC restaurant into a dual image KFC/A&W. Upgrade the handicap parking stalls into the current standards. Extend the current drive-thru stacking lane and add landscaping.

Status: The project is pending.

67. MERCEDES BENZ OF ROCKLIN – STARMARK CENTER

Owner: Von Housen Motors
George Grinzewitch, Jr.
1801 Howe Avenue
Sacramento, CA 95825
Phone: (916) 924-8000

Applicant: Steven W. Shower
4680 Oak Glen Way
Fair Oaks, CA 95628
Phone: (916) 743-5254

Zoning: C-2

Location: 2810 Granite Ct., Rocklin, CA.
APNs 045-102-23, 24, 25, 26

File #: DR-2003-16, U-2003-12

Area: 4.68 acres

Proposal: Approval of a major use permit and design review to allow the construction of an expanded Mercedes Benz service facility and a new Starmark sales facility.

Status: The project is pending.

68. NIELLO PORSCHE DEALERSHIP

Owner: Richard L. Niello, Jr.
4609 Madison Avenue
Sacramento, CA 95841
Phone: (916) 334-6300

CENTRAL ROCKLIN

Applicant: Steven W. Shower
4680 Oak Glen Way
Fair Oaks, CA 95628
Phone: (916) 743-5254

Zoning: C-2

Location: Granite Drive, Rocklin, CA.
APN 045-080-037

File #: DR-2003-17, U-2003-13, TRE-2003-51

Area: 2.94 acres

Proposal: Approval of a minor use permit and design review to allow the construction of a 22,305 square foot automobile dealership on 2.94 acres.

Status: The project is pending.

69. SAMOYLOVICH ESTATES 11/3/03

Owner: Vadim & Eugene Samoylovich
6352 Chapel View Lane
Citrus Heights, CA 95621
Phone: (916) 721-9895

Applicant: Land Development Services
W. E. Mitchell
4240 Rocklin Road, #5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: R-4 DUA

Location: Lost Avenue & Winding Way.
APN 010-260-040

File #: DL-2003-07

Area: 1.85 acres

Proposal: Subdivide 1.88 acres into 4 parcels.

Status: The project is pending.